

**Town of Washington Park
Municipal Building
September 12, 2016
7:00 p.m.**

First South Bank	General Fund	\$ 89,740.21
First South Bank	Capital Reserve Fund	60,000.00
First South Bank	Powell Bill/Checking	26,477.87
First South Bank	Powell Bill/Saving CD	80,993.56
First South Bank	Capital Reserve Fund/CD	<u>72,007.05</u>
Total		\$ 329,218.69

Present

Absent

Thomas B. Richter, Mayor
 Jeff Peacock, Mayor pro tem
 Belinda Cowell, Commissioner
 Lee Bowen, Commissioner
 Wade Dale, Commissioner
 Patrick Nash, Commissioner

Mayor Richter called the meeting to order. Mayor pro tem Peacock made a motion to approve the agenda. Seconded by Commissioner Dale. Passed by all.

Mayor Richter called on Beth Byrd, Chairman of the Washington Park Planning Board to review the Planning Board's report from their meeting on September 7, 2016. (See attached draft). Ms. Byrd said that the Planning Board felt that an Overlay District was generally a good idea, but that they felt that 15 feet was too deep a setback for a fence from the curb. Mayor Richter said that he had called Gene Pittman, NCDOT Assistant District Engineer who said that there are no restrictions off the DOT right-of-way with regard to fences; likewise there are no driveway standards now. Discussion followed regarding aesthetics, line-of-sight issues, types of fences, and landscaping. Commissioner Bowen made a motion to allow fences in the Overlay District a minimum 8 feet from curb and a maximum height of 6 feet with 50% vegetative covering with acceptable kinds of fences and vegetation to be determined by the Planning Board. Seconded by Commissioner Dale. Discussion followed. Passed by all.

Regarding the additional permitted use suggestions for the Commercial District, Ms. Byrd said that the Planning Board felt that the Town should keep the current permitted uses and add special uses as needed. Discussion followed. Mayor Richter asked Ms. Byrd to get the Planning Board to come up with a set of conditions for each one of the uses.

The minutes and financial report were approved as presented.

Old Business

Isabella Avenue East: Commissioner Bowen said that he would be meeting with the Pagnanis and the Tayloes this week. He will be meeting with other neighbors on Isabella subsequently.

Zoning Ordinance corrections: waiting for report from Planning Board regarding Overlay Residential District amendment language. Corrections are finished and awaiting action.

Fence Ordinance amendment: see above report from Planning Board

Commercial District permitted uses: see above report from Planning Board.

Ditch maintenance protocol: Mayor Richter presented the Planning Board Chair, Beth Byrd, with the current ordinance language and asked the Planning Board to consider any changes.

Updated job descriptions: Mayor Richter presented draft job descriptions for employees to the Board. He will be meeting with employees to review these draft descriptions.

Preliminary flood maps: Mayor Richter reported that the preliminary flood maps will probably take between 18 and 24 months to become effective after public hearings and appeals process are complete. The clerk was asked to send the FEMA link to Town Board members.

Reports

Commissioner Dale – reported that the FinishStrong Triathlon had 246 participants from five states. He said the event coordinator was concerned about the sea grass at the start and finish of the swim areas. Commissioner Dale suggested an earlier date for the event to help with that problem. Commissioner Dale reported that the Town Picnic would be Sunday, September 25. Discussion followed regarding BBQ orders, posting of a sign, and a flyer for distribution to residents.

Commissioner Nash – reported fraud at 309 College as well as a nuisance dog reported by the residents at 201 Edgewater Drive.

Mayor pro tem Peacock – nothing to report. He voiced his concern with children in golf carts being inattentive to traffic rules and other vehicles. Mayor Richter suggested that Commissioner Nash prepare a comment to go in the next Town Crier asking residents to be aware of potential dangers with golf carts.

Commissioner Bowen – reported that the speed hump had been ordered for a total cost of \$1850.00, and will be delivered to his business address. He said that he and the mayor had met with the resident at 314 College Avenue about drainage. Commissioner Bowen has asked for estimates to put a berm on the north side of the driveway and scrape off the south side. Commissioner Nash made a motion to move Town water down College Avenue for no more than \$2000.00. Seconded by Commissioner Dale. Passed by all.

Commissioner Cowell – said that the dead dogwood tree in the median in the 300 block of Isabella Avenue has been removed.

Clerk's Report

The clerk reported that \$2423.15 in ad valorem taxes had been received this month; that there were 4 tennis keys sold this month; and that the merit awards had been given and the employees were most appreciative. The clerk reported that she had obtained two septic repair quotes for the Municipal Building: Hank Elks for \$2250 and Hunter's Roost

for \$1500. The Hunter's Roost bid was approved by acclamation. The clerk reported that she had checked with the mayor pro tem regarding the certificates of deposit that came due on September 9, 2016. They renewed the Powell Bill CD and the Capital Reserve CD with First South Bank for 21 months at a rate of 1.00%.

The clerk gave the Supervisor's report saying that the Town had purchased a new tire for the tractor and a new tire for the dump truck. James will be attending CDL classes on September 20-22. The crew is working on trimming trees from the roadway.

Mayor Richter said that he would contact the Town Attorney, Keith Mason, regarding deteriorating and dilapidated houses in Washington Park.

The next regular meeting will be Monday, October 3, 2016 at 7:00 pm.

Denise D. Dale
Clerk, Town of Washington Park

Planning Board NOTES from Wednesday, Sept 7, 2016

PRESENT:

Beth Byrd (Chair), Ricky Peed (Vice-Chair), Bill Rianhard, Seth Laughlin, Anne Baxter, Tom Richter (Mayor, acting as secretary), Residents: Pam Klinger, and Jerry Vick

PURPOSE:

To review two items as requested by the WP Town Board

- 1)- The proposed River Road Zoning Overlay District (RRZOD)
- 2)- Permitted Uses and Special Uses in the WP Zoning Ordinance--- specifically any changes in the list of Permitted Uses and Special Uses.

DISCUSSION AND REVIEW:

Item 1) RIVER ROAD ZONING DISTRICT OVERLAY ZONE.

The Planning Board received a Town Board DRAFT of a proposed Zoning Ordinance amendment for review. The purpose of the district will be to allow fences of a specified height...with mandatory construction and landscaping standards on lots where homes are close River Road.

a) The 50 foot depth to the district vs. 15 foot fence set-back on the north and the south side of River Road was discussed. No specific changes were mentioned. However, it was noted that if a setback from River Road for a fence is 15 ft. -- to allow for sight distance from the road way -- there may not be adequate depth in some properties between the fence and the house. The fences/pillars that exist now in the front of the houses are around 9 to 5 feet set back.

This 'observation' did not lead to a recommendation to the Town Board; but should be taken into consideration.

b) Planning Board recommends the DOT be contacted about any DOT standards that may exist relating to fences or walls near DOT roadways... and relationships to roadways or right-of-ways. The Planning Board noted that River Road has a 'parking lanes' outside of the traffic lanes. (Does that that figure in DOT design standards for entrance and egress along River Road?)

c) River Road corner lots. DOT may have corner lot standards that are different than those on interior Washington Park streets. The Town Board should check with DOT about that.

d) Front yard fences vs back yard fences. If aesthetics is one purpose of the Overlay District concept why treat back yards differently? There are only 3 lots that 'back' on to River Road. A possible scenario might be that those can be 'grandfathered' or

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classified as 'pre-existing nonconforming uses' that could continue until they are destroyed beyond a certain percentage (50% being the standard) . The Planning Board suggests for consistency's sake those be treated in the same manner as they fall within the overlay zone.

e) Fence Design Standards might be helpful to the fence 'owner' and the Zoning Administrator. Perhaps pictures of 6 or 8 fences as "permitted "designs. Other designs could be considered by a review committee that is appointed by the Town Board. Alternatively the existing WP Board of Adjustment can be tasked with the review. (Much like 'Special Use' processing is administered now in the Zoning Ordinance.)

f) Lateral Distance from fence to a driveway. More distance will improve sight from the driver in the driveway and, equally important, it will improve sight from drivers on the roadway as cars appear onto River Rd. (For example, the Pam Klinger fence is 60 or 80 feet from her driveway on to River Road.)

Item 2) LISTS OF PERMITTED USES AND SPECIAL USES IN THE WP ZONING ORDINANCE - COMMERCIAL DISTRICT.

A request has been made to the Town Board to allow more commercial uses in the Commercial District. The Planning Board notes and agrees with sections in the Zoning Ordinance and also agrees with the Town Board that the purpose of the WP commercial districts is to advance the quality of life for Washington Park Residents. Therefore, commerce permitted in the district should be a benefit to Park residents. That being stated, there is also a general sentiment that the property should be developed rather than left to further disintegrate. The property should be handled in a way that promotes its redevelopment without causing any detriment to the close neighbors.

Permitted Uses. The Planning Board recommends no additional uses be added to the list of Permitted Uses at this time.

Special Uses. The following additional Special Uses were discussed. The Planning Board notes that it had little advance notice of this request and the subject of uses could be much more extensively discussed at future meetings, if requested. A concern when considering any specific use has to do with the scale and intensity of the business. Noise, light, esthetics, & adequate parking being the main concerns.

The following businesses were thought worthy of more consideration in the town Zoning Ordinance but only as Special Uses, NOT as Permitted Uses. Special Uses will allow the Town to attach conditions to the permit to insure 'neighborhood scale' control. Some examples would be:

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- Bakery, Café, Eatery
- Law Office
- Medical Office- General Practice, Dentist, Specialty
- Barber Shop/Beauty Shop
- Selected Retail- For example... Hobby Store, Gift Shop, Flower Shop, Apparel, Accessories